

RECORD OF SURVEY
AND
MINOR SUBDIVISION
OF
**TWO CREEKS RANCHES
SUBDIVISION, PHASE I**

DEVELOPED BY
MOUNTAINS WEST RANCHES

P.O. BOX 981990
PARK CITY, UT 84098

LOCATED IN SECTION 27
TOWNSHIP 3 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Bing Christensen, do hereby certify to Treaven J. Grant, Vice President of Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 145796, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tract of land for the purpose of creating a Minor Subdivision:

PROPERTY DESCRIPTION

TOWNSHIP 3 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 27: Beginning at the Northeast Corner of the West Half of the Southeast Quarter of said Section 27; thence South 0°26'35" East 2298.65 feet to the Southeast Corner of the North Half of the South Half of the Southwest Quarter of said Southeast Quarter; thence South 89°52'38" West 761.59 feet along the South line of said N1/2 of said S1/2 of said SW1/4 of said SE1/4, to the centerline of County Road #306; thence the following four (4) courses along said County Road #306, (1) North 19°56'00" East 205.67 feet; (2) thence North 30°39'00" East 381.00 feet; (3) thence North 23°09'00" East 185.00 feet; (4) thence North 9°46'00" East 43.00 feet; thence leaving said County Road and running North 76°48'38" West 800.70 feet; thence North 11°23'00" West 110.00 feet; thence North 42°35'00" West 170.00 feet; thence North 52°12'00" West 152.00 feet; thence North 73°28'00" West 303.00 feet; thence North 28°36'11" East 661.73 feet; thence North 43°47'00" West 100.00 feet; thence North 88°25'00" West 76.00 feet; thence South 68°15'00" West 76.00 feet; thence South 55°25'00" West 200.00 feet; thence South 73°13'00" West 255.00 feet; thence North 50°00'00" West 130.00 feet; thence North 48°34'00" East 682.22 feet to a point on the east-west quarter section line; thence South 89°57'55" East 1624.68 feet to the point of beginning, containing 64.056 acres. Lots are subject to those portions being used by the County Road right of ways.

NARRATIVE

PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey and Minor Subdivision plat, BASIS OF BEARINGS: North 89°58'34" East from the Northwest Corner to the Northeast Corner of Section 27, T3S, R8W, USB&M, to match a Minor Subdivision plat prepared by Rodney Rowley, Professional Land Surveyor, Utah License No. 5561198.

SURVEY FINDINGS: As shown on the plat.
NOTE: This survey was performed at the request of the Treaven J. Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S ACKNOWLEDGMENT

Know all men by these presents: that I, Treaven J. Grant, the undersigned owner of the above described tract of land, have caused the same to be surveyed and subdivided, to be in compliance with the Duchesne County Subdivision Ordinances, to legally convey and transfer land ownership.

TREAVEN J. GRANT, VICE PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT CO. INC.

ACKNOWLEDGMENT

State of Utah } s.s.
County of Duchesne

On this 7 day of November, 2016, personally appeared before me, TREAVEN J. GRANT, VICE PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT CO. INC., the signer of the above OWNER'S ACKNOWLEDGMENT, acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Feb 11, 2019
My commission expires.

DUCHESE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____,
by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESE COUNTY RECORDER

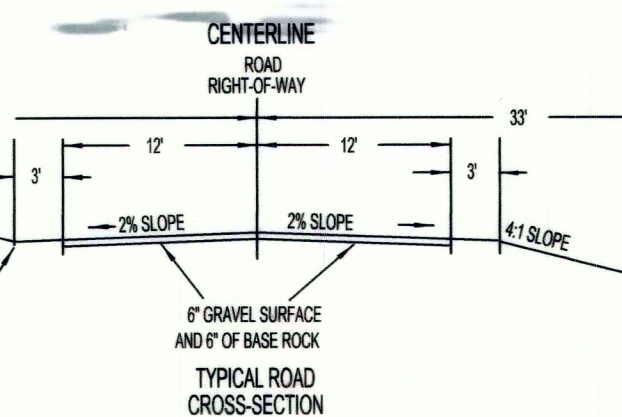
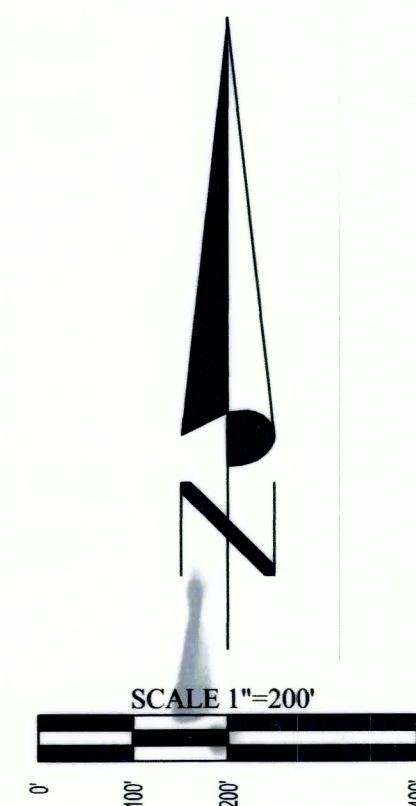
State of Utah } s.s. Entry Number _____
County of Duchesne

Filed for recording at the request of _____ on _____

this _____ day of _____, 20____.
Time _____ Book _____ Page(s) _____ Fee: _____

Shelley Brennan Duchesne County Recorder

County Surveyor's File # 3414



PLAT NOTES:

LOTS DEPICTED ON THIS PLAT ARE LOCATED IN A WILDLAND-URBAN INTERFACE AREA AND ARE SUBJECT TO A FIRE PROTECTION PLAN. CONTACT THE DUCHESE COUNTY FIRE & EMERGENCY MANAGEMENT OFFICE AT 435-602-7001 FOR INFORMATION PRIOR TO A PURCHASE OF A LOT OR CONSTRUCTION OF A BUILDING IN THIS SUBDIVISION.

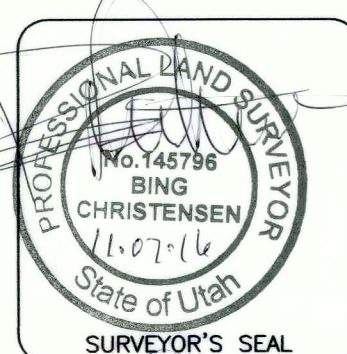
RIGHT-OF-WAY EASEMENTS GRANTED TO MOON LAKE ELECTRIC ASSOCIATION, INC. PER ENTRIES 172610, 172611, 172612, 172613, 340601, 340602, 340603, 340609, 377740.

SAID EASEMENTS ARE 20 FEET WIDE, CENTERED ON EXISTING POWER LINES AS SHOWN HEREON.

REBAR OFFSETS		
BEARING	DISTANCE	
1 N 89°52'38" E	33.96'	
2 S 89°52'38" W	33.02'	
3 N 89°52'38" E	35.13'	
4 N 76°48'38" W	33.06'	
5 S 76°48'38" E	36.29'	
6 N 66°59'07" E	33.69'	
7 N 43°00'36" E	33.14'	
8 N 28°36'11" E	33.75'	
9 S 28°36'11" W	34.26'	
10 N 48°34'00" E	33.37'	
11 N 30°58'06" E	33.90'	
12 S 43°00'36" W	33.48'	
13 S 66°59'07" W	39.71'	
14 N 61°29'30" E	33.98'	
15 N 20°00'00" W	60.00'	
16 N 89°57'55" W	33.41'	
17 S 89°57'55" E	37.19'	
18 N 89°57'55" W	43.10'	
19 S 89°57'55" E	43.10'	
20 N 10°37'00" E	40.71'	
21 S 78°48'55" E	55.54'	
22 S 61°29'30" W	34.17'	
23 N 48°43'30" W	50.02'	
24 S 50°32'00" W	51.92'	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 50°00' E	65.00'
L2	NORTH	43.00'
L3	N 29°00' W	62.00'

⊙ = SET REBAR & CAP STAMPED 'SUMMIT ENG 435-654-9229'



11-07-16
DATE

FOUND COUNTY MONUMENT
AT THE SECTION CORNER

**RECORD OF SURVEY
&
MINOR SUBDIVISION**

LOCATED IN SECTION 27
TOWNSHIP 3 SOUTH, RANGE 8 WEST,
UINTAH SPECIAL BASE AND MERIDIAN

DUCHESE COUNTY, UTAH

DRAWN BY:
KMB
REVIEWED BY:
BC
ISSUE DATE:
11/07/2016

Summit Engineering Group Inc.
Structural/Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

COPYRIGHT © 2016
SUMMIT ENGINEERING GROUP, INC.
IT IS A VIOLATION OF LAW FOR ANY
PERSON, UNLESS ACTING UNDER THE
DIRECTION OF THE PROFESSIONAL LAND
SURVEYOR TO ALTER ANY ITEM ON THIS
DOCUMENT IN ANY MANNER. ANY LICENSEE WHO
ALTERS THIS DOCUMENT IS REQUIRED BY
LAW TO AFFIX THEIR SEAL AND THE
NOTATION "ALTERED BY FOLLOWED BY
THEIR SIGNATURE AND SPECIFIC DESCRIPTION
OF THE ALTERATION."